



# Fact Sheet

## Updates to Storm Water Quality Standards in the City of San Diego Land Development Manual



### Construction Operations – Phased Grading

#### Introduction

The California Regional Water Quality Control Board issues a storm water discharge permit (Permit) to the City of San Diego. The Permit is under the auspices of the National Pollutant Discharge Elimination System and the U.S. Environmental Protection Agency. The overall goal of the Permit is to reduce the amount of pollutants carried by storm water runoff that enter the City's storm water system. San Diego's storm water system is a combination of pipes and channels that carry runoff to streams, bays, and the Pacific Ocean. Storm water does not go to a final treatment facility before entering these waterways and the ocean.

#### Why is the Land Development Manual being updated?

The City is in the process of updating its Land Development Manual (Manual) to be consistent with revisions made to the Permit in January 2007. The Manual includes requirements and guidelines for how new construction must be managed and also what measures must be in place at a structure or facility after construction is completed for long term reduction of storm water pollution at the site. Public input is important and valued so that the City can consider viewpoints and ideas on the updates to achieve the goal of reducing storm water pollution and compliance with Permit requirements. The permit lists **phased grading** as a requirement.

#### What is Phased Grading?

Phased grading is a method to limit the amount of disturbed (or graded) area(s) at a construction site. The disturbed area is considered the ground, soil, rocks, vegetation, etc. that must be removed or altered to construct a building, roadway or facility. The total size of a construction project and the overall volume of area that must be graded is not affected, only the schedule for the grading. A portion of a construction site may be graded and completed, and then another section of grading can begin.

#### Why is it considered a method to reduce storm water pollution during construction?

Phased grading is a method to reduce the amount of erosion that can occur at a construction site when it rains. By controlling the amount of exposed disturbed area(s) at any one time, the opportunity for sediment to enter the storm water system during a storm event is reduced.

#### References

Regional Water Quality Control Board Storm Water Discharge Permit for the City of San Diego  
[http://www.waterboards.ca.gov/sandiego/programs/sd\\_stormwater.html](http://www.waterboards.ca.gov/sandiego/programs/sd_stormwater.html)

City of San Diego Land Development Manual  
<http://www.sandiego.gov/development-services/industry/landdevmanual.shtml>

[www.ThinkBlue.org](http://www.ThinkBlue.org)

(Please see photo on following page.)

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**Grading operations during construction**